

Long Term Sublease

**\$5,000 BROKER BONUS!**  
For any completed 5 year lease



**NORTHWEST CENTRE II** | 4520 16 AVENUE NW  
CALGARY, ALBERTA



## HIGHLIGHTS

- Main floor space with lots of exterior glass & natural sunlight
- Nicely build out office space with 2 offices, showroom, full kitchen and storage room.
- Underground parking on site available (additional cost)
- Direct exposure on 16th Ave NW (Hwy #1)
- Easy access via Sarcee Trail, Stoney Trail & Crowchild Trail
- Walking distance to Edworthy Park and nearby parks & pathways
- Renewal options available per the headlease
- On-site storage capacity available
- On-site fitness centre

## HIGHLIGHTS



**Population**  
(3km)  
54,190



**Avg. Household**  
**Income**  
\$139,382



**Parking**  
\$175.00/  
Month/Stall



**Zoning**  
C-COR2

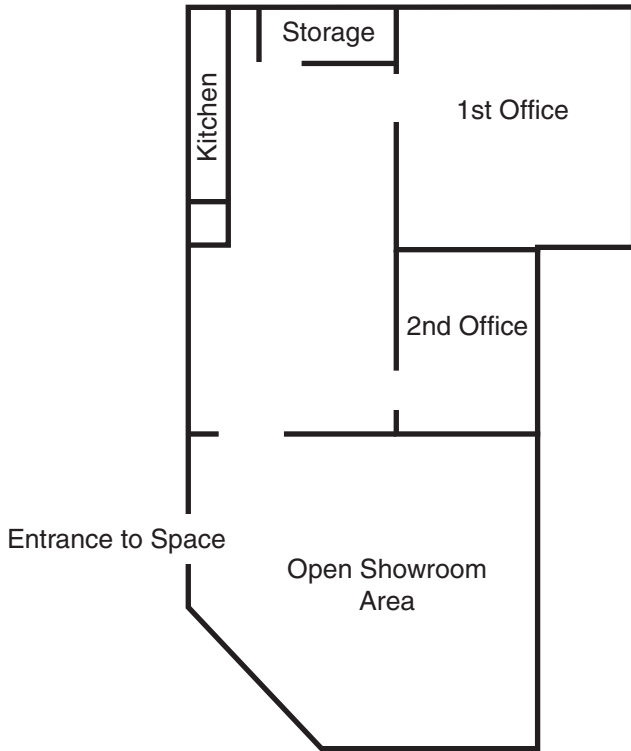
## PROPERTY DESCRIPTION

<b>Vacant Area:</b>	Suite 110: 1,985 sq. ft.
<b>Lease Rate:</b>	Market
<b>Sublease Term:</b>	6 years remaining (expiry July 31, 2029)
<b>Op Costs:</b>	\$18.28 psf (est TBV)
<b>Available:</b>	Immediate

**HEAD OFFICE**  
Suite 300, 1324 – 11 Avenue SW  
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**Toll Free** 1.800.750.6766  
[AvenueCommercial.com](http://AvenueCommercial.com)

**AVENUE** | Commercial  
Real Estate Solutions

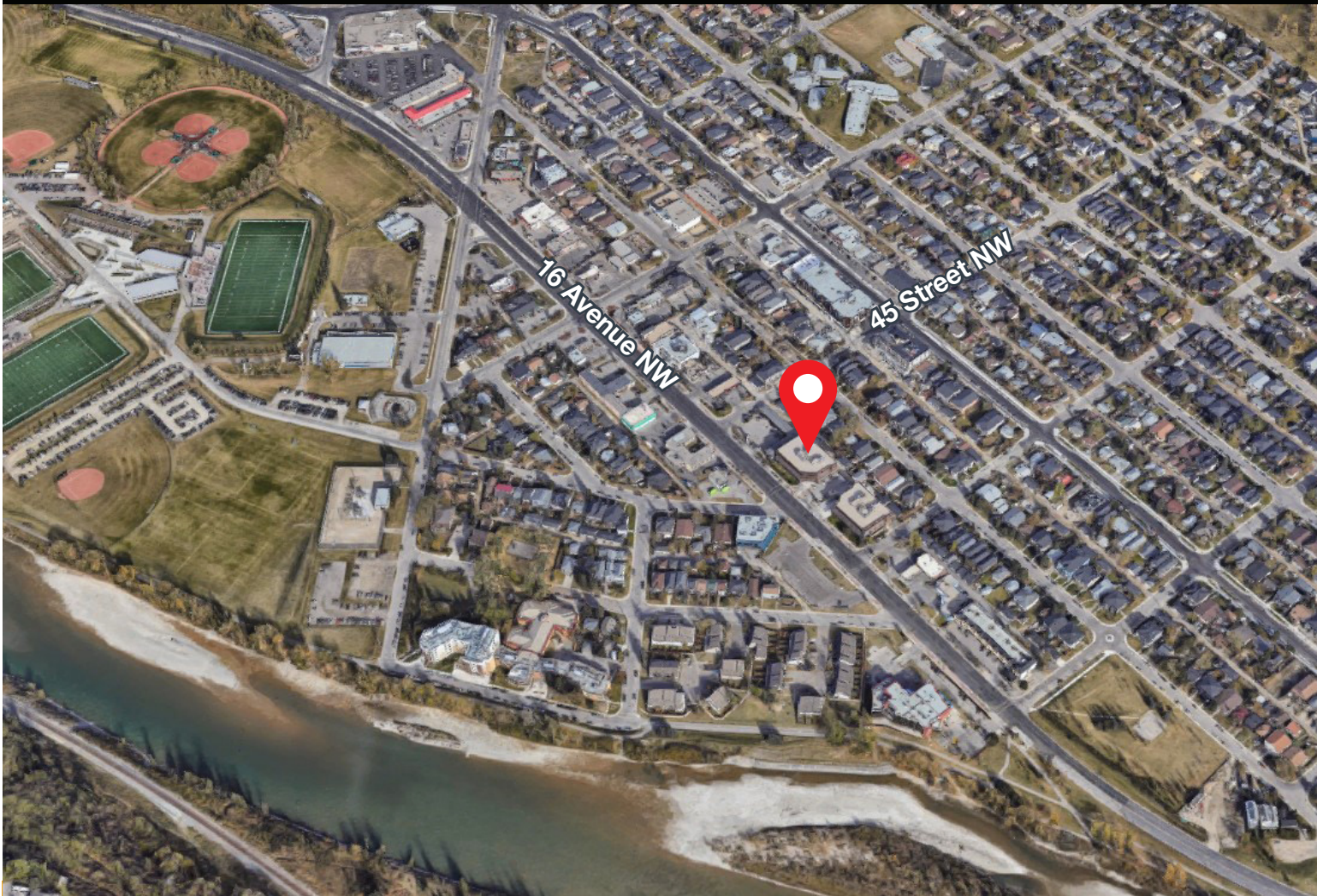
Suite 110: 1,985 sq. ft.





# LOCATION

4520 16 Avenue NW, Calgary Alberta



## CHOOSE YOUR AVENUE

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